
Design and Access Statement
Plot 2, Townhouse Farm, Church Lane,
Ardingly, RH17 6UR

5th September 2025

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1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany the Full Planning Application for the construction of a detached four-bedroom dwelling house incorporating home office and separate detached garage/machine store and associated landscaping and infrastructure at Townhouse Farm Cottages, Church Lane, Ardingly.
- 1.2 This application is a resubmission of approved application reference DM/21/3536 which spanned Plots 1, 2 and 3. This application is a standalone application for Plot 2 on behalf of Mr & Mrs Dawson, who have procured the plot. This approval has established the principle of the residential development on the site.
- 1.3 Demolition of the existing barns has been undertaken under extant planning approval reference DM/21/3536, whereby the conditions were varied under application DM/23/1431 to allow for demolition to be undertaken prior to discharge of pre commencement conditions. Following the discharge of imposed conditions this approved scheme has commenced, verification of Lawful Development was approved under planning application DM/25/1155 on 21st July 2025.
- 1.4 A revised scheme was submitted by Mr & Mrs Dawson on 4th November 2024 under reference number DM/24/2682 this scheme sought to move away from the approved barns style design and move towards a traditional Farmhouse design. This proved unacceptable and from Emily Wade and Joanne Fisher Mr & Mrs Dawson withdrew the scheme and sought pre-app advice.
- 1.5 A Pre-app meeting was held via telephone on the 16th of June 2025 and attended by Mr & Mrs Dawson, Joanne Fisher and Emily Wade. During this meeting the following points were raised- Although the proposed new design was broadly acceptable so not to detract from the original listed Farmhouse the proposed new dwelling should be subservient and therefore of a traditional Sussex timber clad design. The reintroduction of the Sussex barn ends is required. The windows needed to be less domesticated, smaller and less regular in positioning, glazing bars should be removed. The proposed scheme has too many double doors to the rear garden. The inclusion of a rear atrium would be considered acceptable. Mr & Mrs Dawson have endeavoured to take on board all concerns and planning considerations raised and embody them in this revised scheme.
- 1.6 Plot 2 Townhouse Farm is a substantial plot, located on Church Lane, Ardingly. The site is in Ardingly Conservation Area as well as the High Weald Area of Outstanding Natural Beauty. The site is also located within 7km of Ashdown Forest.
- 1.7 This document incorporates the Sustainability Statement, which can be found in Section 9.
- 1.8 This document incorporates a Drainage Strategy, which can be found in Section 10.
- 1.9 This application demonstrates the following:

- a) Significant improvement to the withdrawn application, all concerns raised have, we believe been fully addressed. This scheme is similar in design to the approved application, in essence a Timber Clad Sussex Barn.
- b) The approved scheme included a large detached Double Garage, Home office and in addition a separate detached large double machine store, these have been omitted for a Sussex Barn style dwelling incorporating home office within the accommodation above. This subservient home office structure has been designed as a one and half storey to reduce mass and bulk. Garaging, machine store with log storage has been provided sympathetically with a separate agricultural style garage/ machine store.
- c) The scale, form and massing of the proposed dwelling and ancillary buildings are sympathetic to the conservation area, the AONB and its' surroundings.
- d) The key components/ principles of the approved planning application DM/21/3536 have been retained.
- e) The proposed, largely cosmetic, updates remain sensitive to the character of the area and high-quality local materials are utilised within the proposals.
- f) The property is in a sustainable location, and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.

2. Use

- 2.1 The demolished barns were used for commercial purposes (B8) with proposed dwelling and ancillary building proposed to be residential (C3).

3. Amount

- 3.1 The proposals comprise the following works:
 - Construction of 1No detached two storey, four-bedroom dwelling incorporating home office with accommodation above.
 - Construction of a detached single storey double garage/ machine store and log storage area.
 - Associated landscaping and infrastructure work.

4. Layout

- 4.1 The existing layout can be viewed on the accompanying survey drawings.

- 4.2 The produced site layout has been produced with a key focus on the visibility of the proposals from outside of the site, and minimising this. Compared to that approved under DM/21/3536, the house and home office and detached garage/machine store has moved forward slightly to provide more private rear garden space, whilst still being located behind the front elevation of the original agricultural barns and approved detached machine store. To minimise mass and provide separation the proposed dwelling has been moved approximately one metre to the West and the detached Garage/ Machine store has moved approximately two metres to the East.
- 4.3 The detached dwelling is formed of three key elements, host 2 storey barn style building incorporating a one and half storey subservient wing in masonry with detached double garage/machine store. See Section 7/ Appendix A for further information on materials.
- 4.4 The ground floor Main Entrance comprising structural Oak posts and purlins provides access to the stairs with Bedroom 1 and 2 above. The ground floor hall provides access to the WC, hall cupboard the open plan kitchen and sitting room. The Garden room is accessed off the sitting room to the west. The kitchen leads onto the dining room to the rear, access to the walk-in larder and via the link access to the utility, boot room and home office.
- 4.5 The first floor in the dwelling core comprises Main Bedroom with En Suite and Walk in Wardrobes, Bedrooms 2 with En Suite and wardrobes.
- 4.6 A subservient staircase serves bedroom 3 & 4, a small landing with shared shower room.

5. Planning Statement

- 5.1 There are several planning policies relevant to this application, including:

Ardingly Neighbourhood Plan 2013-2031

Policy ARD 1: The Presumption in Favour of Sustainable Development

Policy ARD 2: A Spatial Plan for the Parish

Policy ARD 5: Housing Design

Policy ARD 8: Biodiversity

- 5.2 Policy ARD 9: Heritage Assets

Policy ARD 16: Broadband

- 5.3

Mid Sussex District Plan 2014-2031

DP4 – Housing

DP12 – Protection and Enhancement of Countryside

DP13 – Preventing Coalescence

DP15 – New Homes in the Countryside

DP21 – Transport
DP26 – Character and Design
DP27 – Dwelling Space Standards
DP37 – Trees, Woodland, and Hedgerows
DP35 – Conservation Areas
DP39 – Sustainable Design and Construction
DP41 – Flood Risks and Drainage

5.4 **Planning History and Principles**

This application is a resubmission of approved application DM/21/3536 which spanned Plots 1, 2 and 3. This application is a standalone application for Plot 2 FOR Mr & Mrs Dawson, who have procured the plot. This approval has established the principle of the residential development on the site.

5.5 **Site Location**

The property is located within the Ardingly Conservation Area as well as the High Weald Area of Outstanding Natural Beauty. Great care has been taken to ensure that the proposed works are sensitive to the existing property and its setting, and as such demonstrate compliance with planning policies DP26 and DP35.

A Heritage Assessment has been submitted with this application which is as considered and approved under DM/21/3536. Discussions took place when Plot 1 was resubmitted previously (DM/23/2282) in relation to this Heritage Assessment, and Senior Planning Officer Joanne Fisher confirmed by email on 12th January 2024 that:

“It is considered that the submitted Heritage Assessment does not seem to include any assessment of the scheme or its impact, which ideally should be the case (ref. Historic England GPA Note 3 ‘The setting of heritage assets’). However, as this was not requested in the previous application for the demolition of the cottages and formation of 2 dwellings, nor included in the previous Heritage Assessment, in this instance the details within the heritage assessment ... would be acceptable. Please note that this submitted heritage assessment on page 14 relates to the previous proposal referring to Plots 1 and 2. This should be updated to refer to the application now being considered in relation to plot 1 only. “

As such, the Heritage Assessment has been redacted to remove reference to Plot 1 and 3 where required, and we trust this document is once again considered acceptable in the circumstances.

The site is located within 7km of Ashdown Forest. Discussions took place when Plot 1 was resubmitted previously (DM/23/2282) in relation to SAMM and SANG, and Senior Planning Officer Joanne Fisher confirmed by email on 12th January 2024 that:

“The replacement of the second dwelling lost through this current scheme (DM/23/2282) could be linked to a standalone application for plot 2 and so no SAMM or SANG payments should be applied to this future application. A note

for officer information will be placed on this current file and the previous permission for the larger site (DM/21/3536) in respect of this."

We would like to ensure please that, because of the above, no SAMM/SANG payments are requested in relation to this application.

5.6 **Neighbour Amenity**

In reference to DP26, the proposed works will not have a negative impact upon the amenity of neighbouring properties.

5.7

Design The proposed dwelling and ancillary Garage/machine store will be timber clad barn style with brick plinth, including timber weatherboarding, brick, handmade plain clay tiles, local stone. The one and half storey aspect will be a combination of hand made bricks and locally sourced stone, typically found in the local area. The Oak framed central atrium, and the single storey garden and dining room will be constructed in traditional oak framing with the oak structure being exposed. The structural Oak to this area will be visible when viewed externally through the glazed atrium and gable glass screens. All elevations will be furnished with traditional open eaves with high quality metal guttering and downpipes.

5.8 **Scale**

The approved application DM/21/3536 has a total Gross external floor Area including the main dwelling, home office/garage and detached machine store of 420m². The floor area of the proposed scheme is slightly larger at 441m²; however, this is considerably smaller in floor area and volume than the agricultural barns that occupied the site. Compared to the existing scheme massing and bulk have been significantly reduced by careful design and by the provision of separation between the main core, the one and half storey element and the detached garage/

5.9 **Setting**

The proposed dwelling, Garage/ machine store continues to largely occupy the same position as that approved under application reference DM/21/3536. Therefore, the buildings continue to be respectful to the AONB Setting.

6. Landscaping

- 6.1 The proposed dwelling and detached Garage/machine store require minor grading of the topography, and it is proposed that a set down into the lounge be provided to coincide with the existing topography. The proposed ridge height will be a modest 300mm above the approved scheme.
- 6.2 To proposed landscaping is sympathetic to its surroundings and a softened approach here ensures the garden blends into the landscape, whilst providing the functional space that a family home requires. Further information can be found in the supporting Landscaping Package by PJC.

- 6.3 Also submitted with this application is an Arboricultural Impact and Method Statement in accordance with DP37.
- 6.4 Submitted with the application are the PEA, Bat Survey, Great Crested Newt survey results in accordance with DP38. Key recommendations and enhancements of the site as noted within these will be actioned to enhance the sites ecological value.

7. Appearance

- 7.1 The proposed dwelling and ancillary Garage/machine store, by virtue of its design and detailing, can demonstrate an extremely high standard of design quality. The changes made to that of the approved scheme are minor and further enhance the scheme.
- 7.2 The proposed dwelling will use traditional materials to match that found often within the area, including timber weatherboarding, facing brick, plain clay tiles, stone wall in line with the rural vernacular.
- 7.3 Care has been taken to reduce the size of all windows, so not to over domesticate the design.
- 7.4 The proposed Garage/ machine store is almost identical in design to the approved Garage/home office with more sympathetic detailing added (exposed rafter feet, bonnet tiles etc).
- 7.5 The proposed buildings are of traditional Sussex barn design with areas of contemporary design incorporated by the single storey glazed fronted link. All single storey aspects will benefit from agricultural metal sheeting to the roofs typically found on agricultural building as replacement to broken tiles.
- 7.6 The glazing throughout will be double-glazed flush timber casements (colour to be confirmed).
- 7.7 The proposed buildings will not have any detrimental impact upon the amenity of the neighbouring properties.

8. Access

- 8.1 The proposed access remains unchanged from that approved under application DM/21/3536.

9. Sustainability

- 9.1 The proposals for Plot 2 Townhouse Farm, achieves a high level of sustainability primarily through low energy use. It is envisaged the following will be incorporated:

- (a) The thermal performance of the new building fabric will far exceed the standards determined by Building Regulations Part L. This will be achieved through improvements in thermal efficiency in respect of walls, windows, roofs, and floors. In addition, reductions in air permeability will be provided, as will reductions in thermal bridging.
- (b) A high level of airtightness will be achieved throughout the new building fabric.
- (c) High performance double-glazed windows with gas-filled cavities, formed in sympathetic, painted timber frames (provisionally)/ thermally broken aluminium frames.
- (d) Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers, and low-flush cisterns.
- (e) The proposed dwelling will use a form of renewable heating system to provide for its space heating and hot water requirements, with the type of system to be determined by the mechanical services engineer.
- (f) The provision of electric car charging points, within the garage and attached to the dwelling, to encourage the use of electric vehicles.

10. Flood Risk Assessment

- 10.1 A Flood Risk Assessment has been submitted with the application. See package by EAS for further information.

11. Drainage Strategy

- 11.1 It is intended that the foul and surface water strategy be the same as that approved under DM/24/1851. A detailed drainage design was discharged under DM/24/1851 on the previous approval DM/21/3536.

Strategy as follows:

- 11.2 **Foul Water** – Sewage Treatment Plant to be located to south of site and discharge into existing ditch.
- 11.3 **Surface Water** – Percolation tests on site have disproved soakaways as feasible. Underground attenuation to be provided to the south, discharging via a flow control chamber into the existing ditch.

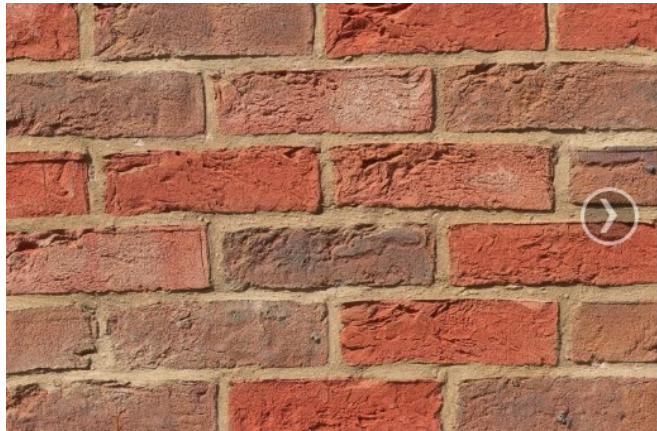
12. Conclusion

- 12.1 By virtue of its design and detailing, the proposed extensions and alterations demonstrate a **high standard of design**.
- 12.2 The following can be concluded:
- a) Mr & Mrs Dawson have taken on board all the concerns raised, and design parameters detailed during the pre-app meeting held on the 16th June 2025. In addition, Significant improvement has been made with regards to reduction to massing and bulk whilst maintaining the preferred architectural vernacular and aesthetic appearance of a Sussex Barn Style property.
 - b) The scale, form and massing of the proposed dwelling and ancillary buildings are sympathetic to the conservation area, the AONB and its' surroundings.
 - c) The key components/ principles of the approved planning application DM/21/3536 have been retained.
 - d) The proposed, largely cosmetic, updates remain sensitive to the character of the area and high-quality local materials are utilised within the proposals.
 - e) The property is in a sustainable location, and the proposals will not have a detrimental impact upon the amenity of the neighbouring properties.
- 12.3 Therefore, for the reasons stated above, the proposals comply with the relevant policies of the MSDC and the NPPF.

13. APPENDIX A – Material Schedule

Facing Brickwork

Old Clamp Handmade Bricks



Facing Stonework

Locally sourced Sussex Sandstone
Coarse Tooled Walling (CHT)



Timber Weatherboarding

Horizontal featheredged timber
weatherboarding finish 24 x 136mm
Colour TBC



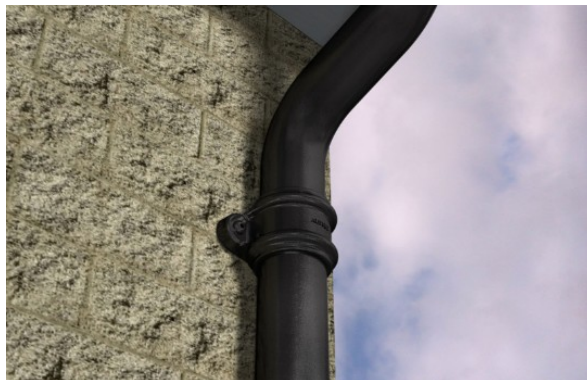
Pitched Roof:

Handmade plain clay tiles –
Ashbury Restoration Mix



Rainwater Goods Finish:

Alutec Tudor cast aluminium
traditional half round gutters
and circular downpipes in black
finish.



Windows & Doors

Bespoke timber windows and doors colour TBC

Metal Roof Sheeting



